

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Thursday, March 4, 2021 20

CALL TO ORDER: Deputy Mayor Lommatzsch called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Teaford, present; and Mayor Williams, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Dan Stitzel, Fire Chief; Frank Robinson, Police Chief; Kathy Bartlett, Public Services Director; and Gary Burkholder, Community Development Director, Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: There were no absent council members.

ADDITIONS OR CORRECTIONS TO AGENDA: There were no changes to the amended agenda.

APPROVAL OF AGENDA: Mr. Denning motioned to approve the amended agenda. Mrs. Franklin seconded the motion. All were in favor; none opposed. **Motion carried.**

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Mrs. Franklin led the pledge of allegiance.

PRESENTATION: Ms. Susan Crabill, Montgomery County Land Bank Program Manager: The land bank has been active in Riverside and sometimes goes under the radar. We do a lot of work before we get something accomplished. We have several programs that have happened in the city. The first ones are the demolition programs; the bread and butter of the land bank. Our mission is to address blighted properties and sometimes it is hard to do that without having to demolish some of them. The first program we started working with you guys on was the NIP, Neighborhood Initiative Program, 2017 – 2020. Knowing the need continues, we continued another program called Demo 2.0. On the other side, there are properties that can be rehabbed and saved. There is the TFAP, Tax Foreclosure Acquisition Program, and the DIY Rehab Program. The NIP that started with you guys was a federally funded program; the money was put through the Ohio Housing Finance Agency, OHFA. We received over \$21 million from federal money to do work. The way it was set up, we acquired the properties, owned the properties, then we spent whatever it cost up to \$25,000 that was reimbursable to us for the demolition. That included acquisition, remediation, demolition, and then grading of the lot once it was done. Anything over the \$25,000 came back to the communities, which we all hated when that happened, but that is the reality sometimes when you get houses that have over \$50,000 in just remediation. Thankfully, you guys didn't have any of those. During that time, \$313,235 was spent in Riverside for residential demo. You were able to demolish 18 residential units. Of those, you only had \$2,300 out of pocket expense. You got a lot of money with very little out of your pocket. You got 18 blighted properties off your landscape and all are vacant lots. If someone is next to a vacant lot and wants to acquire it and they are an eligible buyer, meaning they pay their taxes and don't have nuisance violations or other violations with the city; then, they are able to purchase that lot for \$200. We are happy to get rid of it. If we don't get rid of it in three years, it comes back to the city so the more we can get rid of for you guys, it is a plus for everybody. Of the 18 units that we tore down in Riverside, six or 1/3 have been transferred to new owners. You guys were late entries into the program and you really stepped up and were able to take advantage of it.

The new program that follows the NIP program is an in-house demolition funded program. The land bank decided we will spend \$1.5 million in 2020, 2021, and 2022 with a 1:1 match from the community. We will have quite a bit of money to do some good work in the county.

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With the match and the formula, we use to allocate funds, Riverside will get almost \$47,000 from the land bank and then you will match that so there will be over \$93,000 to do some demolition. That is just for this year. The difference between NIP and this program is residential and commercial properties; if there are commercial properties Riverside wants to submit and it is \$100,000 demolition and that is the only thing you submit, we are fine with that. You don't just have to do houses. You can go after some of the big commercial properties that have blighted the landscape. Unlike the NIP, we do not have to acquire ownership of the property, they can be nuisance properties, nuisance violations can be evaluated when property is declared a nuisance. Title work is done, everybody who has any ownership interest in the property is provided service. Anyone who has loans on the property is provided service, and they are notified they have 30 days to fix the nuisance violations or the property will be demolished. Very rarely does anyone step forward and say let me fix all those violations. We normally end up demolishing the property and putting the cost of the demolition as an assessment on the property, whenever it is sold, we might be able to reclaim that, but it would be a rarity. Those are the two demolition programs.

We have a couple of programs that are for properties that still have some life. The first one is the Tax Foreclosure Acquisition Program, TFAP. This is when people come to us and say I noticed 123 Main Street is starting to go downhill a bit, it is tax delinquent and seems vacant and abandoned, can you help me acquire it? We started tax foreclosure initiated with the county treasurer; the prosecutor does the prosecuting of the case. It is a lot of legal maneuvering for about a year, and then we can acquire ownership of it free of taxes, free of any liens. Once we acquire it, we pass it on to the applicant. We vet the applicants thoroughly. They have to be without any delinquent taxes, any lawsuits, and nuisance properties. If you have done something wrong, our staff will find out about it. If you aren't going to be a good owner, we won't allow you to participate in our program. Some people are critical of how stringent we are, but I am proud of the fact we only go forward with qualified applicants. So far in Riverside, 16 properties have gone to new owners. Ten of those were houses; six of them were vacant lots. This is where I was talking about we do a lot of work that nobody knows about. To get those 16 properties, our staff researched over 220 properties for this program. Someone will call and say what about this house, and we will take the time to research the house. It has to be tax delinquent for a certain length of time. It can't be in bank foreclosure or probate; there are a lot of disqualifying things. It can't have active utilities. We did that research to come up with 16 houses that can go forward. That is a lot of work, and we are happy to do it. I don't think people realize how much time we spend doing research in-house. At the end of the day, Riverside has ended up with what were once tax-delinquent, blighted properties, now, are buyable, tax-generating properties. We consider that a win.

We made some improvements to the TFAP; one is homebuyer success training. We have them attend, or now, a telephone call, an hour-long session with the Home Ownership Center of Ohio. We help them understand they are acquiring a house they have never been in; we've never been in because we don't own it until the very end, and it can be a surprise what you end up with. If it has a big blue tarp on the roof, you know you are going to need a new roof. That is \$10,000. Nearly every house needs a new furnace; that is \$3,000 - \$4,000. All of this starts to rack up and the counselor sits down with the applicant and says how are you going to do this. We want to be sure they are successful. We don't want to clear the taxes, hand it off to someone else, and they flounder. That is not what we want. To assure that we have some success with the properties, when we sign the property over to them, we make them sign what is called a re-verter deed. It basically says the new owner is signing away right to the property to the land bank, and if the new owner fails to do what is necessary, the improvements in the first six months, then the land bank records that deed and the property comes back to us. We have never had to use it; it is fairly new. It is a year-and-a-half old and with the pandemic we haven't had a lot of uses for it, yet. We hope we never have to use it. We want another layer of insurance for the communities that we aren't giving the property to someone who ends up failing and end up with a property in worse shape than it was before. *Photos of various properties were shown.*

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We only require of applicants exterior stuff because we don't know what is on the inside; we can't say you need a new furnace when we haven't been inside. We stay to the outside and say you have to get the weeds down, put a roof on, no broken windows, siding has to be matching and so forth.

The other program we have is the DIY Rehab Program where our staff goes out and finds properties first, and we look at properties that we think have some life in them. We acquire them for the DIY program. We have done five properties in Riverside with the DIY Program. Staff has evaluated 138 properties. Part of that is in-house, making sure it is tax delinquent, making sure it is not in probate. All the things you can do research on the web. At some point, it actually requires field work. I would say about a quarter of the 138, staff can't get on the property, but can look around the property and assess what the needs are. We have even engaged Sinclair Community College and their drone class. They come out and do a flyover for us because if it is a big two-story house in Dayton, for instance, we can't see what is on top. We discover big holes the size of cars sometimes in a house that otherwise looks great. We benefited greatly by having drones work with us. Out of the 138 units researched, five of them have resulted in structures that were rehabbed. These properties are now viable, tax generating properties in Riverside. The five properties are: 4538 Airway Road, 123 Ellington Road, 304 Waneta Avenue, 1164 Jeanette Drive, and 1431 Falke Drive. I'm going to concentrate on 1164 Jeanette. When this went up for sale, the applicant had grown up in the neighborhood, still had family, dad and/or brother nearby. She wanted this property so she made a good strong bid. Once the land bank acquires it; we prep it for sale, put it out on our mailing list and website and you can bid on it. Sometimes it is \$3,000 - \$5,000 and sometimes it is \$20,000; I don't remember what this one was. We don't always award the highest bid. We favor owner/occupants over investors. That is usually what the communities want so the highest isn't always the best. Staff also does a lot of vetting on the financing part of it; do they have the funds to do what needs to be done. Unlike the TFAP properties, we own them and can go in and evaluate them and create a list of things that need to be fixed. After the bid is awarded, they get the keys and take the list of repairs and they have six months to get the work done. During that six months, the land bank still holds the deed. We want to make sure if we set properties free to somebody else that they do what they are supposed to do. At the end of the six months, they do an inspection to make sure everything on the list was done and done to code. Once it is checked off, they move forward and transfer ownership. *Before and after photos of Jeanette Drive were provided.* We don't give any stipulations on finish whether it is carpeted, wood, or linoleum, but it has to have flooring, same with the kitchen. We just want it warm, safe, and dry. It looks like it needed new carpet and they did that. They painted the walls, put in new doors. When they do this, there is a certain amount of upgrading they have to do like update the electric and so forth. A lot of older homes had only one outlet in a room it seems like. They have to bring it up to code. It ends up being a really nice house. She wrote a note to us. She said, "I'm loving my neighbors. One of them hugged me for cleaning up the property (very cute). They have even offered to help me carry my carloads of supplies. I think this is going to be a great place to be and have a sense of community." We work very hard and look at a lot of properties. A small percentage of them we get to do things with. Our motto is 'Rebuilding vibrant communities, one property at a time'. That is what we do, and we hope the relationship with Riverside continues.

Deputy Mayor Lommatzsch: Thank you for the presentation, Ms. Crabill. I hope this gives those that participate in what is going on with the city some comfort in knowing that there is always behind the scenes work going on. It maybe isn't really obvious, but you do good work and we appreciate it.

Mrs. Franklin: Can we get a copy of this PowerPoint presentation? Ms. Crabill: I will get it to you. One other thing I wanted to mention that I didn't put on the PowerPoint for cities like yourself, we do offer a \$50,000 planning grant. There is a match the city has to provide. If you are having some development or transportation redevelopment or so forth that some planning would be needed, hiring a consultant or something, a planning grant is available

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and we can talk to you about that. There is also a home rehab loan available for the communities, not individuals, but if the community is rehabbing a house for some reason, we can do some nice loan terms for you as well.

MINUTES: Mr. Denning motioned to approve the minutes from the February 11, 2021 work session and the February 18, 2021 council meeting. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

WRITTEN CITIZEN PETITIONS: Deputy Mayor Lommatzsch stated there was already one request to speak on non-agenda items. She asked if there were any online petitions. Mr. Lohr stated he did not yet receive any, but put out a notice.

DEPARTMENT UPDATES:

A) Police Department – Chief Robinson: Fortunately, the COVID-19 vaccine is out there and has been offered to all the police officers on Tuesday and is planned for Friday. We have some of our folks getting out there getting the vaccine. We have on of our officers out with COVID-19 last week; he is getting back on Monday. We have an employee right now waiting for test results to see if they have COVID-19. One of our detectives is still out after having surgery; his return is probably not for a couple of months. The officers are doing a lot of training. We try and find free training as much as possible. Officer Brookshire attended the crime prevention officer training, which we hope in 2021 we will use that a lot more than in 2020 because we weren't able to get up there. Hopefully, we will be able to get out in the public a little bit more towards the end or middle of the year with some of the businesses in the area and want this advice about crime prevention and things like that. One of our sergeants is starting PELC; it is what is considered part of our succession planning in reference to training. It is a supervisor school, Police Executive Leadership College. There are steps of different trainings in the state that we go to to get our folks up to speed on different supervisor techniques and things like that. He is in part number two right now. I want to acknowledge our female employees because it is women in history month from what I understand. I want to give a shout out to Sgt. Angie Jackson, Officer Jessica Skinner, Officer Christy Krueger, our advocate Skye Roberts, and our records clerk Anne Woods. I appreciate all the work they do and they work very hard for the city. The RMS program with Huber Heights, we have had some meetings recently to transferring our stuff over to them. Officer Josh Schmidt prior to working for us worked for TMI and that is our reporting and interactive. We are switching over to a different reporting system, but Josh is our go to guy who knows all the ins-and-outs. He's having meetings with Butler and Huber Heights on migrating all of our information over at one time. From what I am understanding now, it is a minimal cost or zero cost to us. Last that I heard was a zero cost; that is always good when someone says zero cost. There is a lot of ins-and-outs to it so we have to figure out how it works best for everybody so I have a meeting with them. I have information to get the city manager as I haven't had the change to talk to him and will get with him about that. Hopefully that system will be up and running by December 22; we are hoping. It would be a shot in the arm for us as it is a much better system than what we have now. I want to give a shout out to Skye Roberts again because she works very hard for us as a victim's advocate and this past month she had 40 new cases that she worked on. There were 40 different victims that she worked and multiple crimes committed against those folks. She is doing a very good job and appreciate that.

Mr. Teaford: Could you tell me what happened with the church on Brandt Pike a week ago? Chief Robinson: I cannot tell you what happened at the church on Brandt Pike a week ago. Mr. Teaford: I thought maybe because maybe the cops were there and the fire department, but the whole front end of the building was destroyed and not being able to get out I heard about it second hand, but I've people asking me questions about it and I thought I could find out. Chief Robinson: The short answer would be I believe that a car went into the church. It was a traffic accident. Mr. Teaford: OK, thank you. Deputy Mayor Lommatzsch: There were pictures of that on Facebook of the car that went into the church, but I didn't hear of any

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injuries. Chief Robinson: I don't normally talk about these thins in open council; there were no injuries, however, you saw the video and it looked like a bomb blew up when it hit the building and debris was flying over people's heads and things like that.

B) Fire Department – Chief Stitzel: We got results back from Medic 5 that was hit by a car in front of the station a couple of weeks ago. It is \$26,200 worth of damage. It is going to go away to be repaired soon and will be gone for a while. One of the problems we have right now is that leaves me to three medic units. If I send that, that puts me down to two medic units. One of my three right now is getting transmission work done, and it is going to be a pricey repair on it. Our insurance does cover a rental ambulance if I can find one. When COVID-19 hit, a lot of those rentals were gobbled up by the big cities very quickly. Right now, we are probably going to hold off on sending this in for repairs until we can find a rental. Right now, the one that is wrecked is still usable and in service. It is running today because I only have two in service. The full-time process we have going on; I do have one current full-time opening. I had an unexpected departure. Pretty much a change of plans in his life; he didn't feel like this job was for him anymore, and he wanted to go look for something different. We are trying to fill that position. My application process closes tomorrow. Starting next week, we will start the whole interview process. I think we have about seven applicants, which is still very low. It is a low number for this kind of thing. We are hoping that we can get through that pretty quick and get that position filled. We did receive a \$1,000 donation from GBU Financial Life. It is a program they have where they help communities. They have some money set aside for donations. They went around identifying first responders that were in need. Somebody in their organization identified us and they called and asked if we would be willing to accept. We certainly did. We put out a press release with them on Facebook and want to say thank you so much to GBU Financial Life and thinking of us. That really does help. You are familiar there was another fire at the international food grocery store. Really not a lot to update as it is still under investigation. We still have evidence being tested at laboratories. We are working with a private investigator. The insurance company sends out an investigator; they have much deeper pockets and they are willing to do things we typically can't. They took all the electrical stuff out of the attic space to have it tested by an electrical engineer. Those are things we are looking at and hopefully we will have some movement on that in the next couple of weeks. There was some structural damage to that, and they can't get back in and open up until they get that repaired. I know the owners are working diligently so they can get that back open again. Same with the police chief, the CAD meetings with the new dispatch system, we have been going to meetings with that and working through that process. It is going to be beneficial to us also, especially with quite a few other agencies in our area have the same system. There will be better interoperability between us and Dayton Fire Department and other departments in the area. Not to be outdone, I would like to mention my female firefighters we have working for us and thank them for all their great work and leadership they provide. All of you are probably familiar with Paula Balcom, she has been here the longest about 25 years now just doing a great job. Still, today, she is on the PAR about the Handle With Care Program. She is heading that up for us and attending meetings and training. She has really taken that on. Samantha Stein, Stephanie Sparks, Meredith Lawhorn, Kailey Delaberta, and Courtney Wellman, all of our females we have working for us. They do a great job and we are really happy to have them.

Mr. Denning: How much is a brand-new engine? Chief Stitzel: The one that we just ordered I believe is \$270,000. Mr. Denning: I was thinking that if we got \$26,000 in insurance how old is the medic we have and would we be better off moving forward...Chief Stitzel: This is a challenge; I'm working on this right now with the city manager and we were talking about the possibility of a grant. I don't think that is going to happen. The medic that is having the transmission problems right now is my oldest and it is not going to last another three – four years and that is when it is scheduled to be replaced so we are looking for ways. The one engine that was wrecked that is getting the \$26,000 worth of repair is my newest. It is certainly on my radar to get through the next few years with the current fleet that I have. One

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last thing there is on the agenda tonight legislation about a SAFER Grant that is one of the reasons I am here is to answer any questions you may have when that time comes.

C) Public Service Department – Ms. Bartlett: The signal repair at Valley and Pleasant Valley, we are looking into seeing if that signal is actually warranted. Right now, due to the accident, it needs to be completely replaced, which is expensive, but we did some internal discussions and we don't know for sure if that signal is warranted. We have ChoiceOne looking into that; they took counts this week. We will use that to determine whether we put a new signal back up. My department wants to thank council for the three new pickups we got last year. They were a really big help during the snow removal. They are so much better getting into the residential streets and cul-de-sacs and that sort of thing. We did have two of our big dump trucks go down so they were actually doing more than just the residential. The Shellabarger playset has been removed making way for the sand volleyball court that is going to go in. More mulch has been ordered for the new play structure; that was left over from last year as we didn't get our full shipment. We've also posted the opening for Jay's position. We've received resumes through the end of February and are going through them now.

Ms. Campbell: The accident you are talking about where it tore up the light at Pleasant Valley and Valley, I know the outcome of it and everything, but did they have any insurance to help cover that? Ms. Bartlett: I believe they did. It was an unusual situation. The driver wasn't insured, but the car was insured.

Deputy Mayor Lommatzsch: I would just like to thank the staff for the job they did during the snow. I think we did as well as we can with the staff that we have and we appreciate all they put out. At the same time, I would like to bring up something that has come up in my neighborhood this week and thank the city for taking care of it. When we have these repairs for water or sewer, patches that are in the middle of the road, those are not filled with asphalt, but with cold patch. What happened in my neighborhood is that cold patch dropped with all the water and created a very hazardous situation. The public may not understand that is not a city issue; it is a county issue so it takes time to get response. Of course, our city folks respond to any hazardous situation, which our police did a nice job and coned off the area until the county, I'm not sure if the county got there or we had to do it, but on Glen Eagle, the city had to come in and fill it up. Until spring comes and the asphalt places open, they can't fill the repair holes with asphalt, only cold patch, and it doesn't hold up with a snow storm. I just want to thank the staff. I saw it got repaired quite quickly, but I did not know who had done it. I surmised that is was the city. I wanted to thank you for doing that. We need to make the public aware if there is something going on in front of their house, they need to call the county and put some pressure on the county. We can call our staff, our city manager, Kathy, or whatever, but the action needs to happen at the county office. So, if it is happening in front of your house and it is a repair, they are responsible for repairing it. It is a traffic hazard and going to tear up cars, which is what was going to happen in my neighborhood. I want to thank you guys for getting that done.

D) City Manager Report – Mr. Carpenter: I just want to shout out to all our female staff that we have. They are fantastic as all our staff is great, but a special shout out to female staff tonight.

Mr. Teaford: I know Ms. Grandjean is on tonight, but has anything else happened with the junk yard over on Byesville? Ms. Grandjean: I did hear the question. Let me say in generality that the legal staff is advising city staff as to how to proceed. Because this involves legal strategy and actions, we really prefer not to lay it all out in the public at this time. We don't think it is appropriate. Deputy Mayor Lommatzsch: Mr. Teaford, if you have any further questions, you might want to speak with the city manager on the subject. Mr. Teaford: I will do that, thank you.

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PUBLIC COMMENT ON AGENDA ITEMS: Deputy Mayor Lommatzsch asked if anyone wished to speak on agenda items that was on Zoom. Mr. Lohr stated that no one has messaged him to speak.

OLD BUSINESS

A. ORDINANCES

I) Ordinance No. 21-O-757 – making permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period beginning January 1 through December 31, 2021. (2nd reading, public hearing, adoption)

Mr. Denning motioned to approve the second reading and adoption of Ordinance No. 20-O-757. Mrs. Franklin seconded the motion. The clerk read the ordinance by title only.

Deputy Mayor Lommatzsch opened the public hearing on Ordinance No. 20-O-757 at 6:49 pm. No one wished to speak on the ordinance. Deputy Mayor Lommatzsch closed the public hearing at 6:50 pm.

Roll call went as follows: Mr. Denning, yes; Mrs. Franklin, yes; Ms. Campbell, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

II) Ordinance No. 21-O-758 – declaring city property located at Bonnieview Avenue to no longer be needed for municipal purposes and to be surplus and authorizing the city manager to execute documents necessary to sell said property. (2nd reading, public hearing, adoption)

Mr. Denning motioned to approve the second reading and adoption of Ordinance No. 20-O-758. Mr. Teaford seconded the motion. The clerk read the ordinance by title only.

Deputy Mayor Lommatzsch opened the public hearing for Ordinance No. 21-O-758 at 6:51 pm. No one wished to speak on this ordinance. Deputy Mayor Lommatzsch closed the public hearing at 6:51 pm.

Roll call went as follows: Mr. Denning, yes; Mr. Teaford, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion carried.**

III) Ordinance No. 21-O-759 – approving an amendment to the Code of Ordinances Section 1103.99 to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner’s tax duplicate for collection as a special assessment and other remedies. (2nd reading, public hearing, adoption)

Mr. Denning motioned to approve the second reading and adoption of Ordinance No. 20-O-759. Mr. Teaford seconded the motion. The clerk read the ordinance by title only.

Deputy Mayor Lommatzsch opened the public hearing for Ordinance No. 21-O-759 at 6:53 pm. No one wished to speak on this ordinance. Deputy Mayor Lommatzsch closed the public hearing at 6:53 pm.

Roll call went as follows: Mr. Denning, yes; Mr. Teaford, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion carried.**

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NEW BUSINESS

A. RESOLUTIONS

- I) Resolution No. 21-R-2664 – recognizing the Bob Chiles Classic as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

Deputy Mayor Lommatzsch asked if the amount was for \$100; the clerk confirmed that.

Mr. Denning motioned to approve Resolution No. 21-R-2664 with the amount of \$100. Mrs. Franklin seconded the motion.

All were in favor; none opposed. Motion carried.

- II) Resolution No. 21-R-2665 – authorizing the city manager to submit a “Staffing for Adequate Fire & Emergency Response” grant (SAFER) application.

Mr. Teaford motioned to approve the Resolution No. 21-R-2665. Mr. Denning seconded the motion.

Ms. Fry: Did I hear you right earlier when you said you did not think we would get this grant? Chief Stitzel: I was talking about the other grant for the medic. Ms. Fry: Okay, but we have a good chance for this one? Chief Stitzel: I think so; I have a fairly decent track record. I think we can make a really strong case because this particular one is really going to...we have a national standard we are trying to meet and that is what this grant is designed to do is help us meet that. The last grant was a small step in meeting that grant; this one will be a large step. I think it will certainly appeal to the grant and give us a good opportunity. Ms. Fry: And, we have until 2025 to fully fund? Chief Stitzel: Yeah, it is good for three years. It will start in early 2022; January 2025 is when we will have to carry the cost ourselves. Mr. Carpenter: I would just like to add that this grant as described in the chief’s memo is 100%, which they changed the rules and this is very appealing.

All were in favor; none opposed. Motion carried.

PUBLIC COMMENT ON NON-AGENDA ITEMS: Deputy Mayor Lommatzsch stated there is one person in the audience who wished to make public comment.

Ms. Freda Patterson: Freda Patterson, 335 Marjorie Avenue, Riverside, OH. I have two things, non-agenda items to comment on. First is Easter. I was in the process of scheduling an Easter egg hunt for a while now. I’ve continuously called to check with the city if parks could be reserved for this. After being told “no”, I transferred it into a vehicle parade, and then, I see the Jaycees post about an Easter egg hunt. It is on school property so I have been discussing with the mayor why that would that be allowed and a citizen with a group of citizens cannot do the same someplace in the city. My understanding is that we are following the COVID-19 guidelines, which as of March 2, according to the governor and the Ohio Department of Health, there could be no gatherings of more than 10 in an outdoor situation unless there are some religious sections to that. In my opinion, Easter egg hunts are a religious part of that. I have a preacher who was also going to come along and say a prayer before the hunt, and I am still being told no. I have to tell you this made me livid. As much time and my own money and the residents own money they have forked out every time we have done an event to support our residents and especially our children. It is okay for some and not for others? I don’t care if it is at a school or where; I have a bad issue with this just like the rest of the inconsistencies that council and the city manager always seem to manage to vote on. I don’t know what your answer is, but once again every time I try to do something

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Thursday, March 4, 2021

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for the residents, I feel like I get kicked. I am pretty much sick and tired of it. So, if I have to start taking my events to another city and letting them reap it that is what I will do. I suggest you guys need to all get together and start making things consistent; if one can't, I don't give a damn who the other ones are they cannot either. It is a conflict of interest. I am seeing it left and right and I am calling it out.

Second issue, I had woke up one morning to a -----storm where I got involved in a private message by Ms. Campbell to a relative of mine. The relative happened to be a niece...Ms. Campbell: Excuse me, this is a personal thing and that doesn't concern council; I don't know what she is talking about, but I figure she is going to bring up something. Ms. Patterson: You don't know? I've got it, I've got it all; screenshots. You are talking to my niece and kept saying she was my daughter and saying I have a deep dark family secret that she was going to tell my daughter one day. Let me explain a little. Her granddaughters are half-sisters to my daughter so she is dragging me from a council member into family stuff that my name I wasn't even a part of. I don't know where she gets off as a council person thinking she can drag my family name and me personally and my daughter into this situation, but I am done. She has already proven over and over that she is not mentally capable of being on this council and it is time for somebody to stand up and do something about it. Ms. Campbell: I'd like to answer that, Sara. Ms. Patterson: Please, please! Let her answer. Deputy Mayor Lommatzsch: We need to have that discussion outside of the city chambers. Ms. Campbell: Now she was allowed and I am allowed. Deputy Mayor Lommatzsch: I don't believe, Ms. Campbell, that would be appropriate at this time. Ms. Campbell: But it is appropriate for her? Ms. Patterson: I have three minutes; I'm allowed. Deputy Mayor Lommatzsch: She is a public citizen and has the right to speak for three minutes at the council meeting. Ms. Campbell: Okay that is pitiful; she is pitiful. Ms. Patterson: Okay, call me pitiful? Really? There you guys go a council member calling a resident pitiful. I hope the news; I've got a news person watching this so I would like to make sure everyone that is on here heard that comment. Thank you, Bev, for proving my point. Ms. Campbell: You're welcome; you're quite welcome.

COUNCIL MEMBER COMMENTS: Deputy Mayor Lommatzsch: I would like to thank Ms. Fry for that awesome blood drive. I would encourage you to consider in the future being on a regular schedule. I did read the thank you from the Red Cross suggesting we might do it on a regular basis. I don't think we can do it real often, but I think quarterly. Mr. Denning: At least every six months. Deputy Mayor Lommatzsch: I know it was a lot of work on your part. I do thank you for that because I know you had to take off work and do all that. We appreciate it, and it is a positive for the community.

Ms. Fry: It is women's history month, and we have a lot of future female leaders in the community who are all learning entrepreneurship and business ethics in their Girl Scout cookie sales. There are about two weekends left in the cookie sale. They have not been able to sell at the normal Kroger and Walmart so they have had to be creative and have done very well, but if you have not found a Girl Scout cookie booth to buy your thin mints or Do-si-dos, just go to gsw.org and use the cookie finder and it will show you exactly where in our community you can find our Girl Scouts and help them reach their cookie goals.

Mr. Denning: Are we doing a community cleanup this year? Mr. Carpenter: We don't have anything scheduled at this time. Mr. Denning: Do we have a budget? Mr. Carpenter: Yes. Mr. Denning: So, we may still schedule it for later in the year? Mr. Carpenter: Right. Mr. Denning: I've just had some questions and I couldn't give them an answer. I knew we hadn't officially, but I think we need to look at that in late May or early June or if you want to wait until fall, early September. Mr. Carpenter: One thing we do have to consider if we continue to use that same space on Springfield Street that will be under construction. Mr. Denning: Well, it did work very well the year we did it at the park. Mr. Carpenter: Right, we may have to find an alternative site. Mr. Denning: We could figure something out.

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-6004 FORM NO. 10148


Held Thursday, March 4, 2021 20

Mr. Teaford: I was planning on being there tonight, but my portable oxygen did not show up so I am still stuck at home on oxygen so I should have it definitely by the next time we are supposed to meet. Deputy Mayor Lommatzsch: Here's hoping and prayers to you. We do have a work session scheduled for next Thursday evening. We do look forward to in the spring hearing more about the zombie properties, which goes along with educating the community about what we do about delinquent properties. I think we have a lot of educating to do.

EXECUTIVE SESSION: Mr. Denning motioned to go into executive session for the purposes listed on the agenda: specific business strategy. Mrs. Franklin seconded the motion. Roll call went as follows: Mr. Denning, yes; Mrs. Franklin, yes; Ms. Campbell, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

RECONVENE: Council reconvened at 8:10 pm.

ADJOURNMENT: Mr. Denning motioned to adjourn. Mrs. Franklin seconded. All were in favor; none were opposed. The meeting adjourned at 8:11 pm.


Peter J. Williams, Mayor


Clerk of Council